

THE ELLINIUM

BOUTIQUE RESIDENCES

ELLINIKO – ATHENS RIVIERA



THE ELLINIUM

Ideally located on the border of Alimos and Elliniko, steps from The Landmark **Ellinikon Development**, **THE ELLINIUM** sets a new standard for refined coastal living on the Athens Riviera.

Designed for those who value contemporary luxury, privacy, and long-term investment, the project delivers Riviera prestige at a compelling price point, directly opposite **Europe's largest urban regeneration project**.

Residents enjoy seamless access to world-class marinas, beachfront living, luxury hospitality, fine dining, retail destinations, business hubs, parks, sports facilities, and leading international schools, all defining the future of Mediterranean urban life.

Rising across three levels, **THE ELLINIUM** offers a curated collection of premium residences, each crafted with high specifications, modern elegance, and fluid indoor-outdoor living.

- **One signature 3-Bedroom duplex Maisonette** with private pool
- **Three 2-Bedroom apartments with sea views**
- **Three expansive Penthouses spanning two levels, 3-4 Bedrooms** with maid's rooms, private rooftop terraces, and pools.

Minutes from the sea. Uncompromising in quality. A rare address where the future of the Athens Riviera begins.

Zaloggou 14, Alimos 174 55, Greece



LOCATION



Zaloggou 14, Alimos
174 55, Greece



3 min walk from the
nearest bus stop



10 min walk from
Ellēniko Train station



3 min walk from
The Beach



10 min drive from the
Glyfada Beach



18 min drive from the
Acropolis of Athens



39 min drive from the
Athens International Airport



EXTERNAL PERSPECTIVES

Architectural Concept



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INTERNAL PERSPECTIVES

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INTERNAL PERSPECTIVES

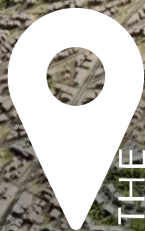
Architectural Concept



EXTERNAL PERSPECTIVES

Architectural Concept





THE ELLINIUM



*This map is used as a location reference.:
The surrounding buildings and developments
shown are part of The Ellinikon project and are
not affiliated with or developed by Valenci. They
are shown for location reference purposes only*



Surrounding buildings and developments shown in this visual, including Promenade Heights, Atrium Gardens, and Trinity Gardens — part of The Ellinikon project's Little Athens district — are not affiliated with or developed by the developer and are shown for location reference purposes only.

THE ELLINIUM

RATE CARD

PROPERTY	LEVEL	BEDROOMS	BATHROOMS	WC	INTERIOR SPACES			EXTERIOR SPACES			TOTAL SELLABLE AREA *	PRICE
					TOTAL INTERIOR SQM	MAID'S ROOM SQM	STORAGE SQM	EXTERIOR SQM	POOL AREA SQM	PARKING		
<u>MAISONETTE GR1</u>	GF -1	3	3	1	140.17	-	-	159.36	18.00	1	140.17	SOLD
<u>APARTMENT A1</u>	1 ST	2	2	1	97.95	-	4.29	12.04	-	1	97.95	€ 850,000
<u>APARTMENT A2</u>	1 ST	2	2	1	77.94	-	2.69	15.59	-	1	77.94	€ 670,000
<u>APARTMENT A3</u>	1 ST	2	1	-	71.41	-	2.61	5.30	-	1	71.41	€ 600,000
<u>PENTHOUSE B1</u>	2 ND 3 RD	4	4	1	173.89	27.81	4.71	75.02	12.00	2	201.70	SOLD
<u>PENTHOUSE B2</u>	2 ND 3 RD	3	3	1	148.60	17.80	3.86	44.54	6.60	2	166.40	€ 1,500,000
<u>PENTHOUSE B3</u>	2 ND 3 RD	3	3	-	129.27	16.87	4.44	29.78	12.48	2	146.14	€ 1,330,000



* The total sellable area includes only the interior living space and any maid's room. Storage areas are not included.

BUILDING AMENITIES

-1 & GROUND FLOORS

 7 Underground Parking Spaces

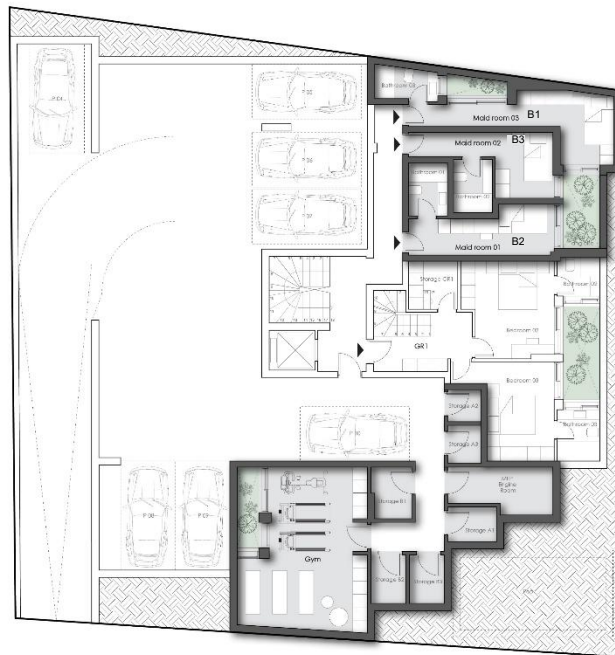
 3 Overground Parking Spaces

 6 Storage Rooms

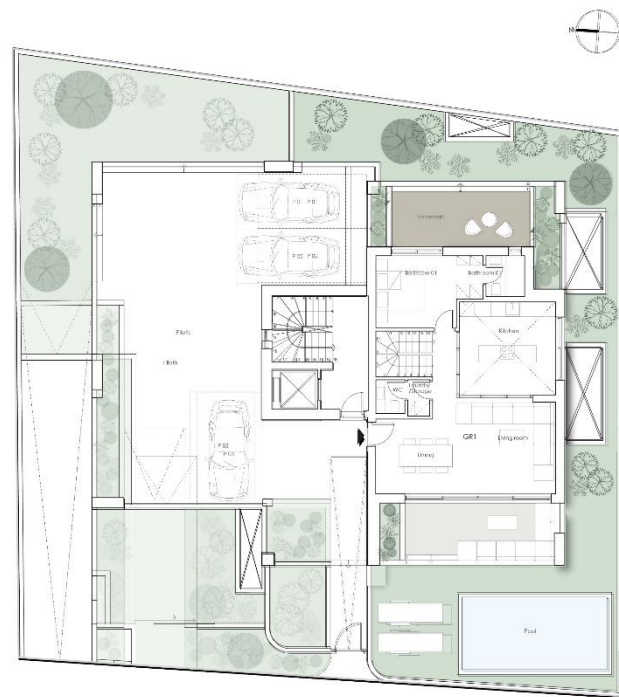
 Gym 37.72 m²

 -1 & GF

 A+



BASEMENT LEVEL



GROUND FLOOR

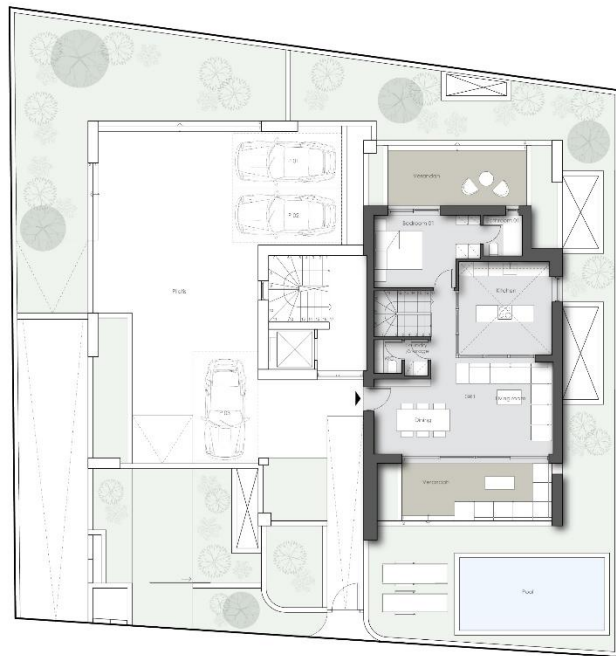
MAISONETTE GR1

-1 & GROUND FLOORS

TOTAL SELLABLE SURFACE : 140.17 SQM

TOTAL EXTERIOR SURFACE : 159.36 SQM

-  3 Master Bedrooms
-  3 En suite Bathrooms
-  1 WC
-  Interior Surface 140.17 m²
-  Exterior Garden Surface 159.36 m²
-  Pool Area 18.00 m²
-  1 Parking Space
-  -1 and Ground Floor



ENTRY LEVEL / GROUND FLOOR
84.57 m²



BASEMENT LEVEL / -1 FLOOR
55.60 m²

APARTMENT A1

FIRST FLOOR

TOTAL SELLABLE SURFACE : 97.95 SQM

TOTAL EXTERIOR SURFACE : 12.04 SQM



2 Master Bedrooms



2 En suite Bathrooms



1 WC



Interior Surface 97.95 m²



Exterior Terrace Surface 12.04 m²



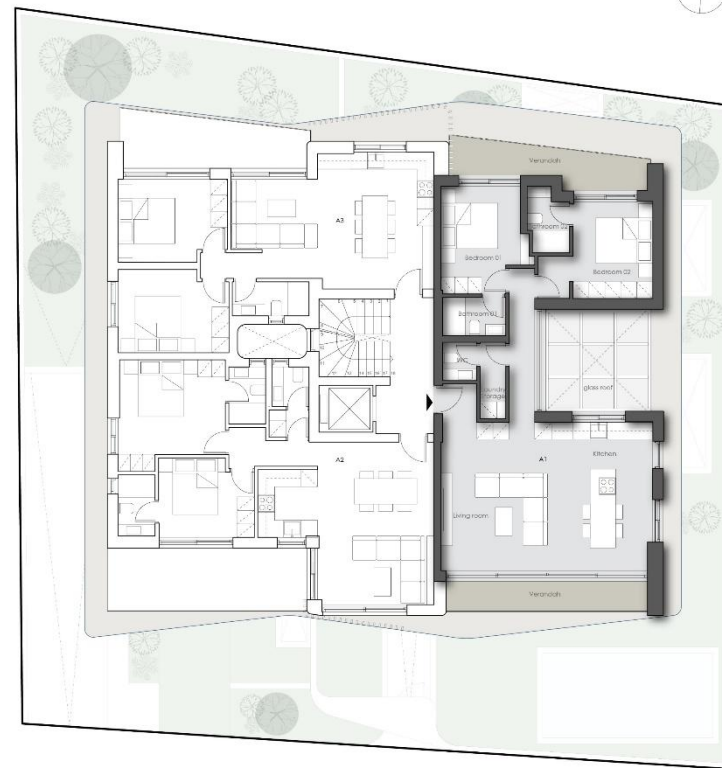
1 Parking Space



Storage Room 4.29 m²



1st Floor



APARTMENT A2

FIRST FLOOR

TOTAL SELLABLE SURFACE : 77.94 SQM

TOTAL EXTERIOR SURFACE : 15.59 SQM



2 Master Bedrooms



2 En suite Bathrooms



1 WC



Interior Surface 77.94 m²



Exterior Terrace Surface 15.59 m²



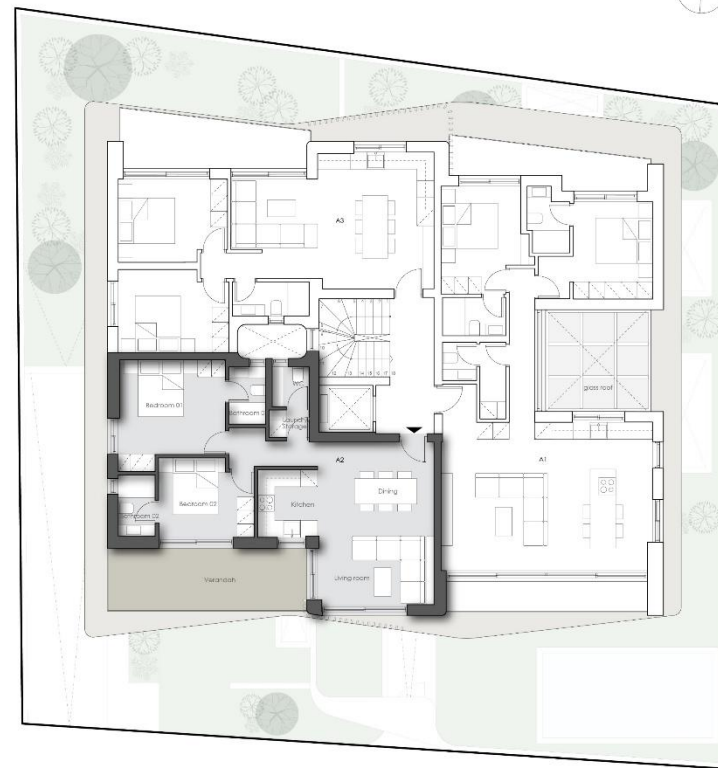
1 Parking Space



Storage Room 2.69 m²



1st Floor



APARTMENT A3

FIRST FLOOR

TOTAL SELLABLE SURFACE : 71.41 SQM

TOTAL EXTERIOR SURFACE : 5.30 SQM



2 Master Bedrooms



1 Bathroom



Interior Surface 71.41 m²



Exterior Terrace Surface 5.30 m²



1 Parking Space



Storage Room 2.61 m²



1st Floor



PENTHOUSE B1

SECOND & THIRD FLOORS

TOTAL SELLABLE SURFACE : 201.70 SQM

TOTAL EXTERIOR SURFACE : 75.02 SQM



4 Master Bedrooms



4 En suite Bathrooms



1 WC



Interior Surface 173.81 m²



Exterior Terrace Surface 75.02 m²



Pool Area 11.68 m²



Storage Room 4.71 m²



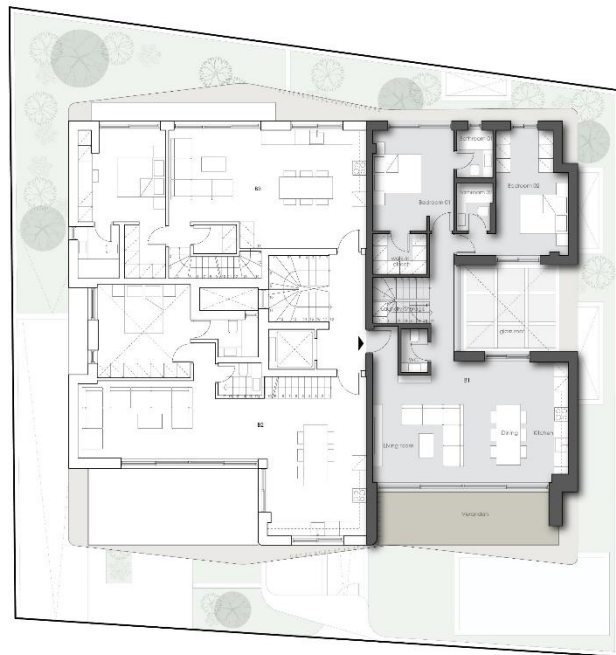
2 Parking Spaces



Maid's / Driver Room 27.81 m² (-1)



2nd | 3rd Floor



ENTRY LEVEL / 2ND FLOOR
113.21 m²



UPPER LEVEL / 3RD FLOOR
60.60 m²

PENTHOUSE B2

SECOND & THIRD FLOORS

TOTAL SELLABLE SURFACE : 166.40 SQM

TOTAL EXTERIOR SURFACE : 44.54 SQM



3 Master Bedrooms



3 En suite Bathrooms



1 WC



Interior Surface 148.60 m²



Exterior Terrace Surface 44.45 m²



Pool Area 6.60 m²



Storage Room 3.86 m²



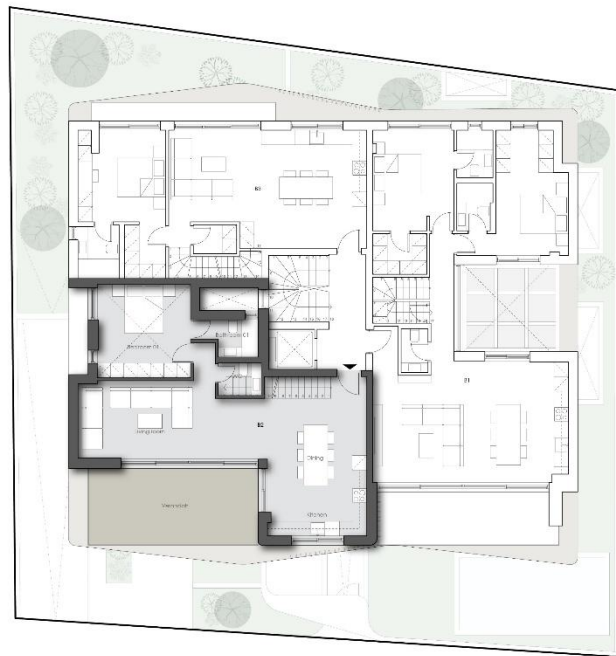
2 Parking Spaces



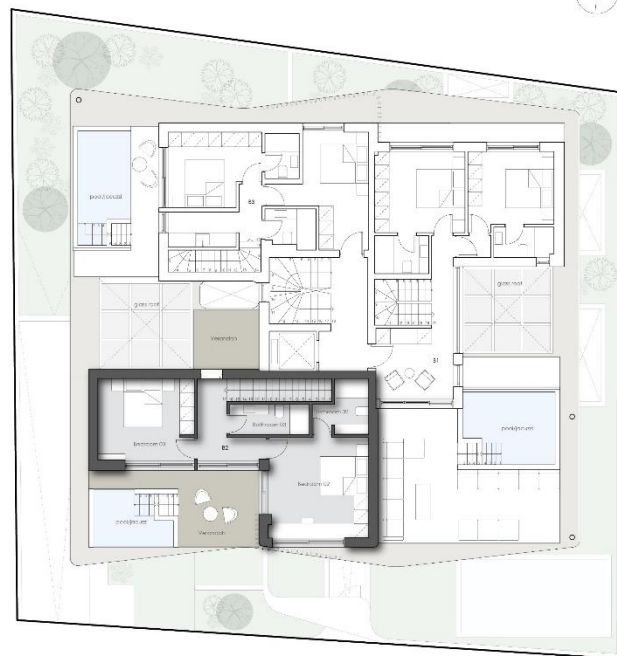
Maid's / Driver Room 17.80 m² (-1)



2nd | 3rd Floor



ENTRY LEVEL / 2ND FLOOR
89.39 m²



UPPER LEVEL / 3RD FLOOR
59.21 m²

PENTHOUSE B3

SECOND & THIRD FLOORS

TOTAL SELLABLE SURFACE : 146.14 SQM

TOTAL EXTERIOR SURFACE : 29.73 SQM



3 Master Bedrooms



3 En suite Bathrooms



Interior Surface 129.27 m²



Exterior Terrace Surface 29.73 m²



Pool Area 12.48 m²



Storage Room 4.40 m²



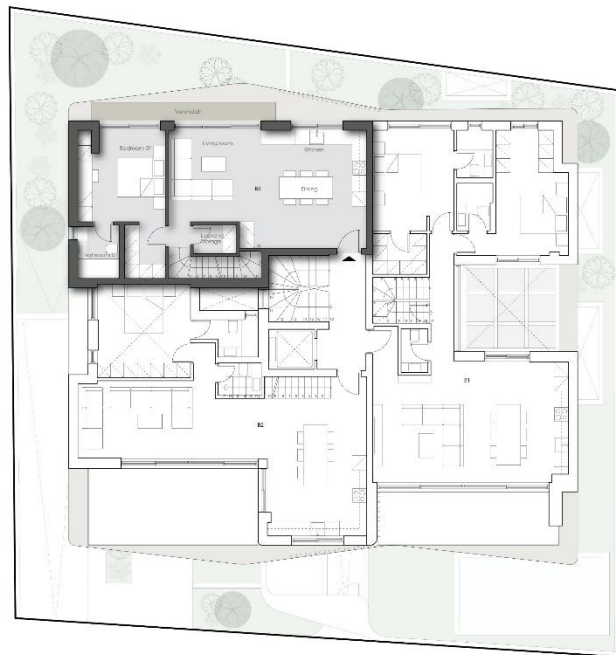
2 Parking Spaces



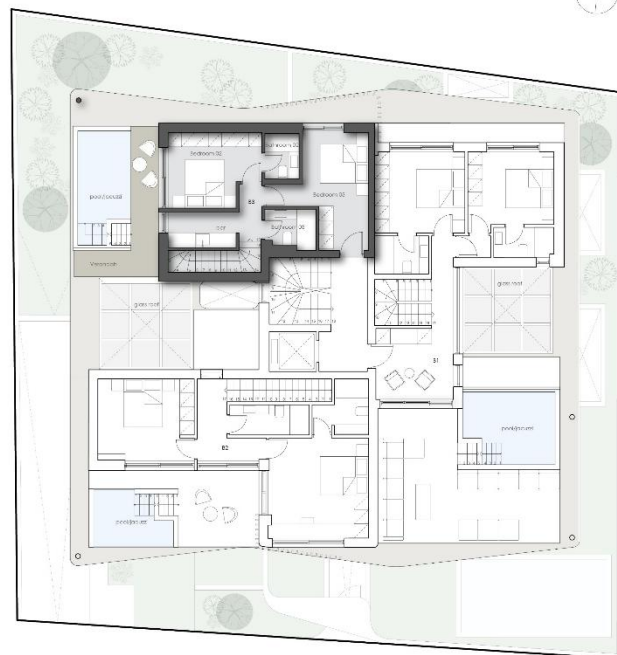
Maid's / Driver Room 16.87 m² (-1)



2nd | 3rd Floor



ENTRY LEVEL / 2ND FLOOR
78.71 m²



UPPER LEVEL / 3RD FLOOR
50.56 m²

Thank you

FOR YOUR TRUST